



R. I.'s Last Working Waterfront



Program

- I. Background**
- II. Mission Statement**
- III. Goals & Key Issues**
- IV. The Vision & Plans**
- V. Core Project & Benefits**
- VI. Status & Summary**
- VII. Action Plan**
- VIII. Recommendations**
- IX. Introductions**
- X. Questions**

BACKGROUND

- **Town concerns about waterfront.**
- **Town Council commissions Waterfront Study.**
- **\$1,000,000 pledged by Luther Blount.**
- **Town Council appoints Waterfront Committee.**

Waterfront Committee

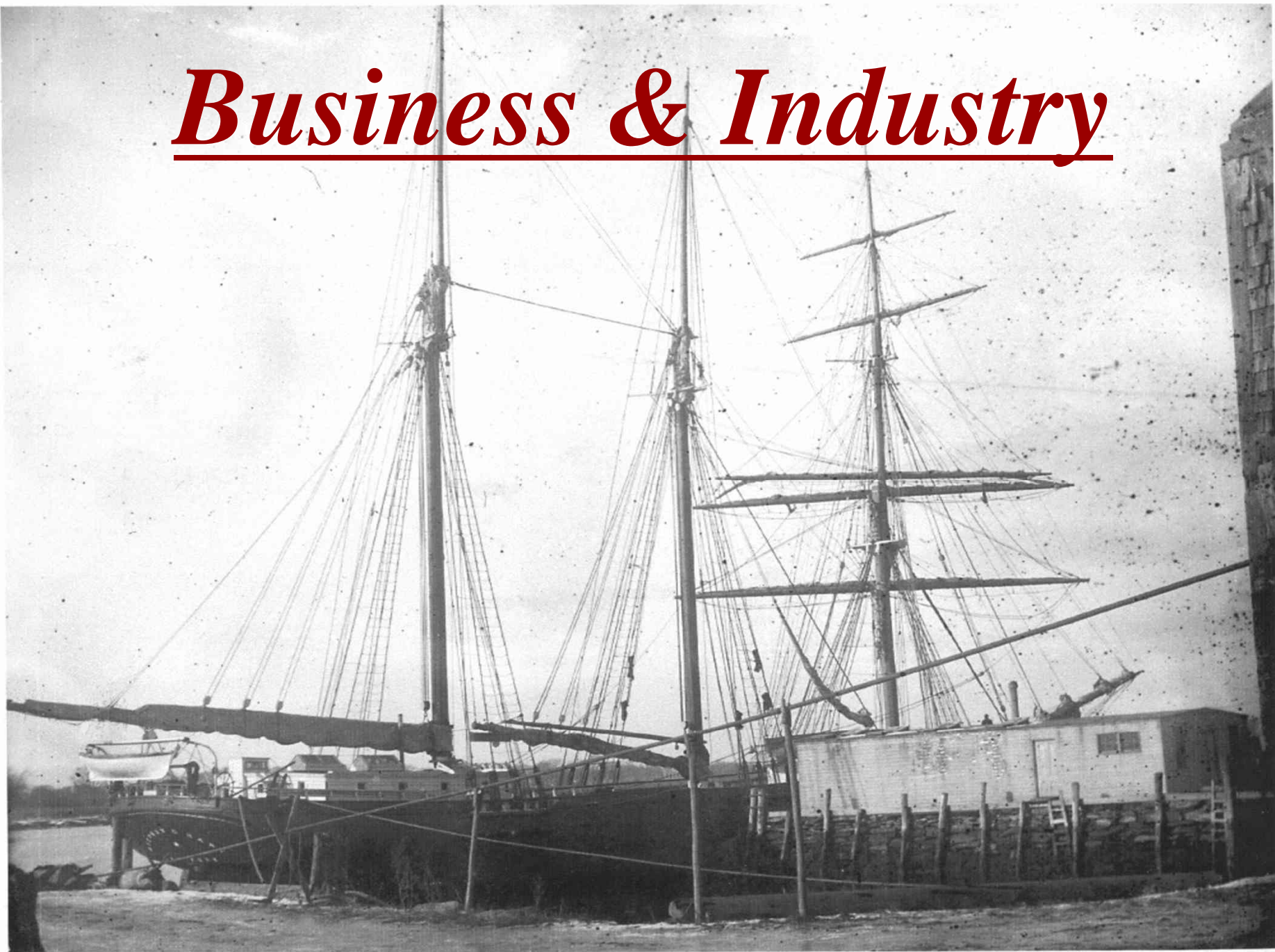
Mission Statement

- **Recommend and implement a Comprehensive Plan for the economic vitality, public access, private usage, and spirit of Warren's Historic Waterfront District while maintaining and respecting the diverse interests of the residences, businesses, and the Town of Warren.**

Waterfront Plan Goals



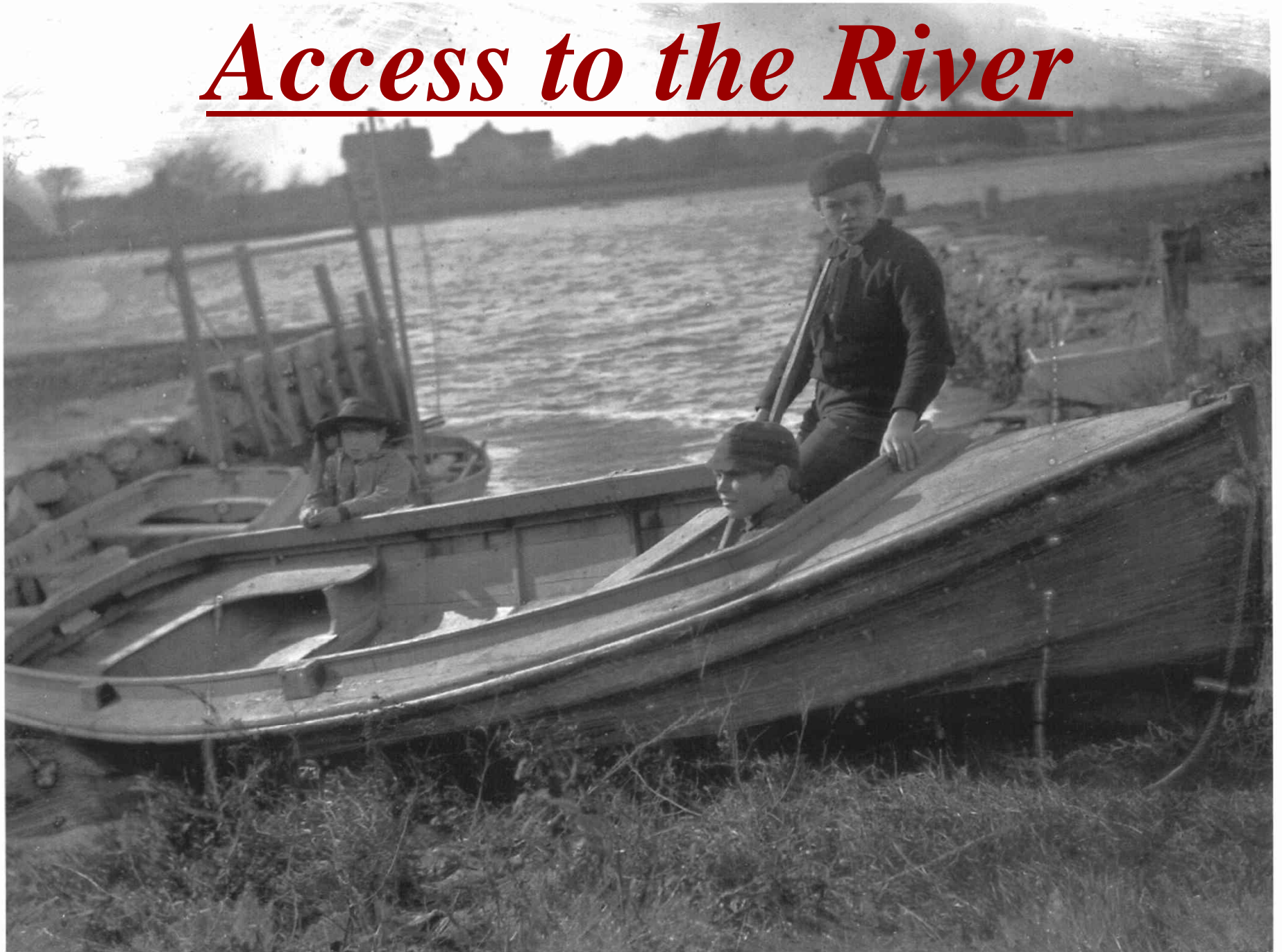
Business & Industry



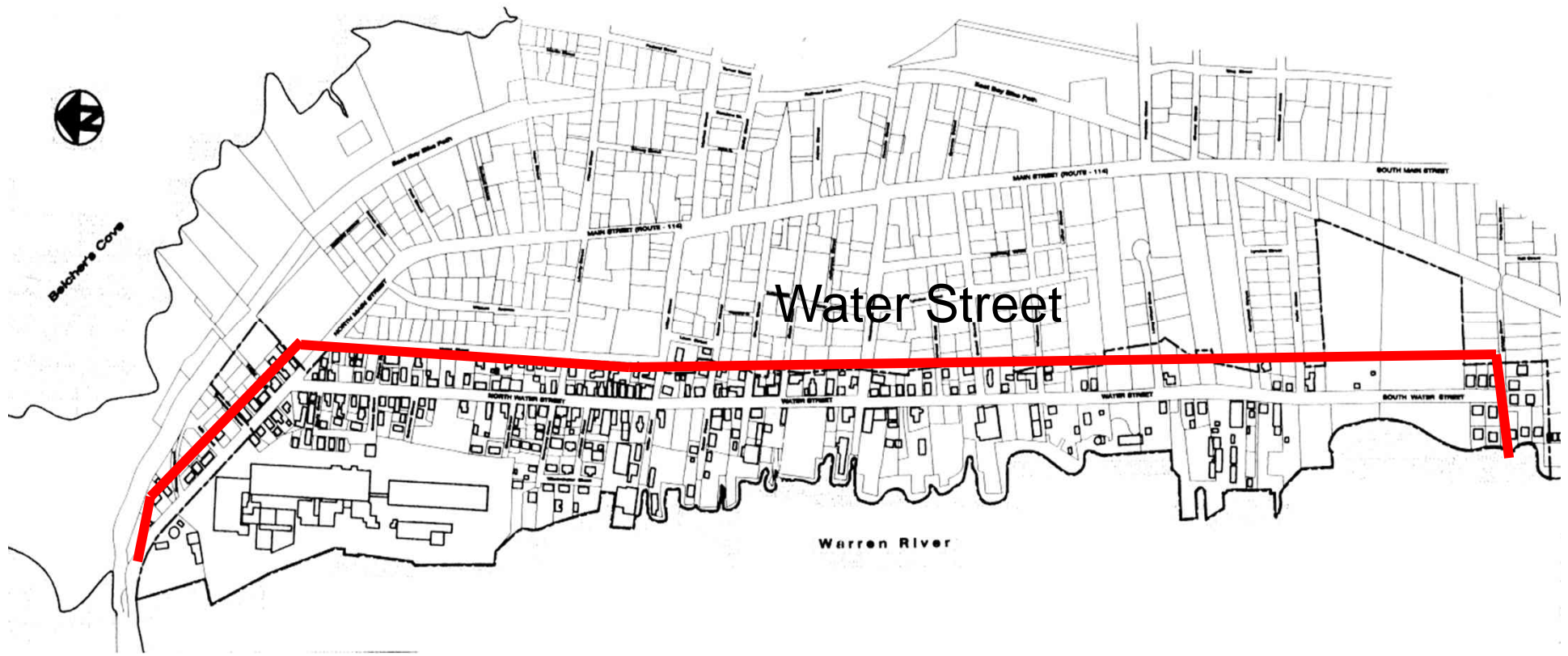
Maritime Heritage



Access to the River



Waterfront Study Area



An aerial photograph of a harbor area. In the foreground, several white sailboats are docked at a pier. The water is a deep blue. In the background, there are various buildings, including some with red roofs, and a large white structure that looks like a ship or a large building. The overall scene is a busy harbor area.

The Importance of Business

Warren's Tax Base

- Total = \$692,585,000

- Commercial / Industrial:

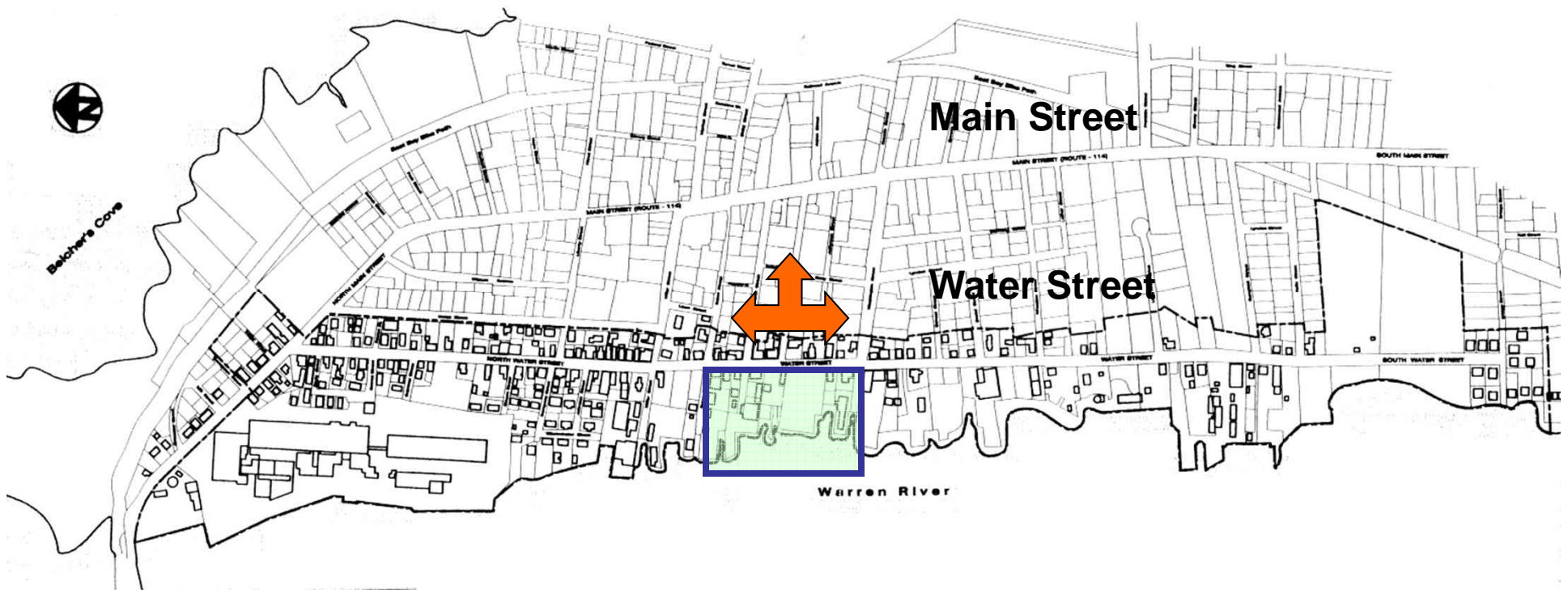
Real Estate = (12%) \$83,848,000

Tangibles = (3%) \$21,162,000

Total = (15%) \$105,010,000

- Lack of available land
- Can we afford to lose more business opportunity?

Business Development Area





A Vision for our Waterfront

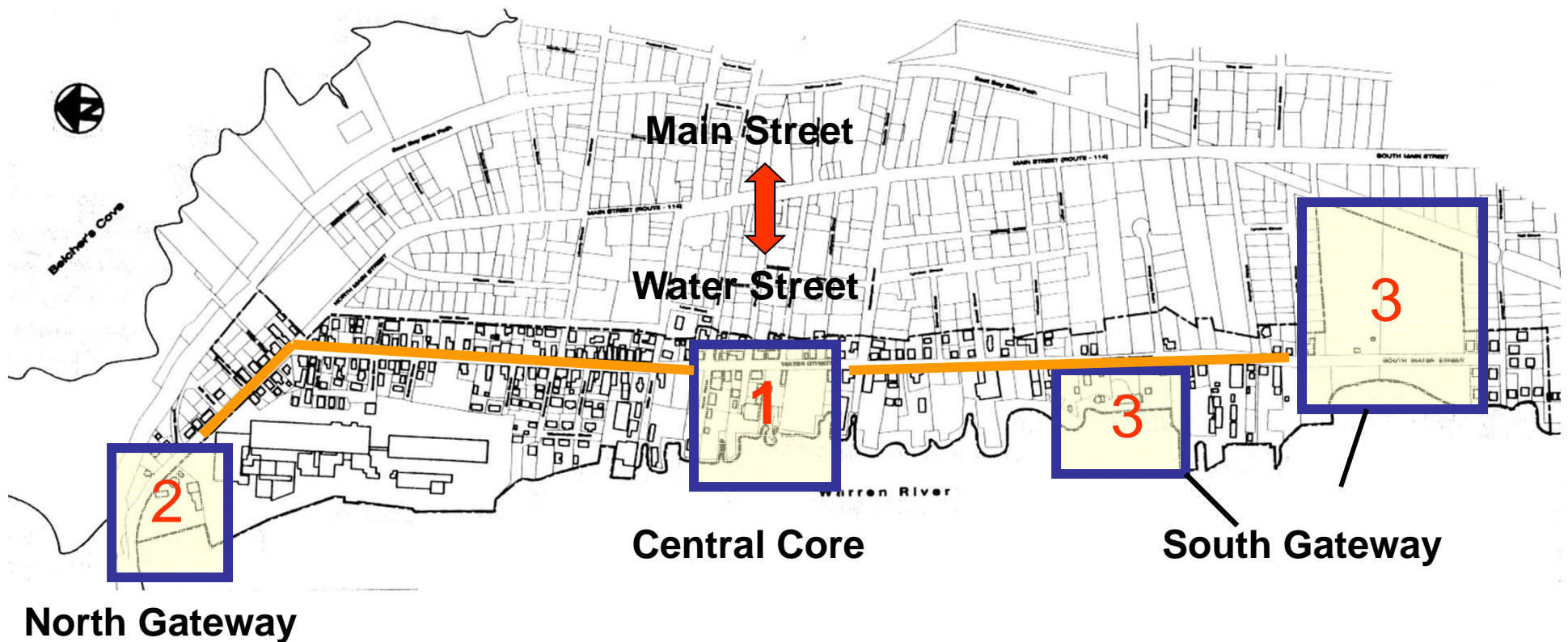
A photograph of a waterfront scene in Warren, Michigan. In the background, a church with a tall steeple is visible among trees. The foreground shows a body of water with reflections of the buildings and trees. The text "WARREN WATERFRONT PLAN" is overlaid in large, blue, serif capital letters.

WARREN WATERFRONT PLAN

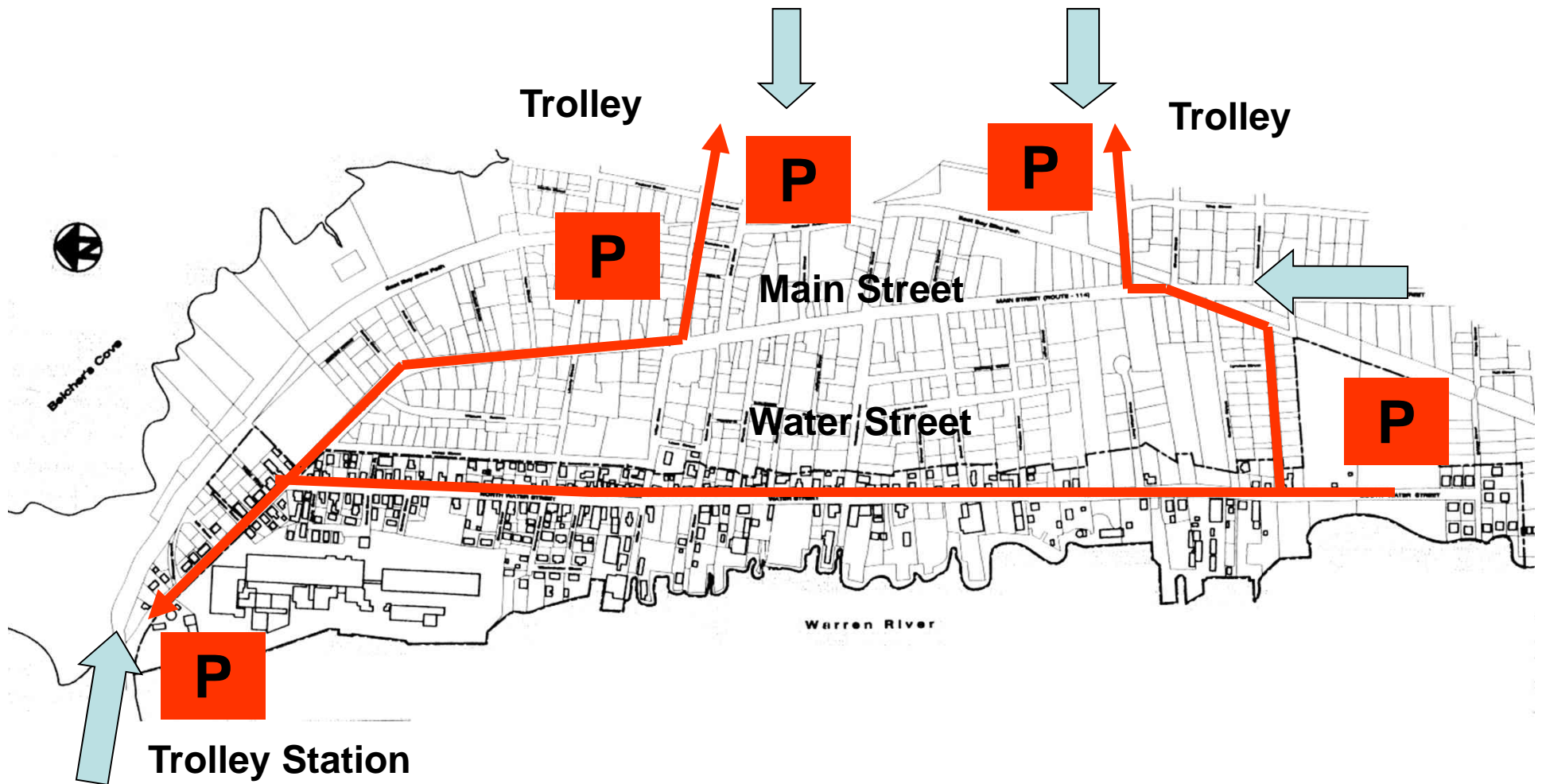
***Respecting Warren's past.
Building Warren's future.***

Waterfront Plan

Phases

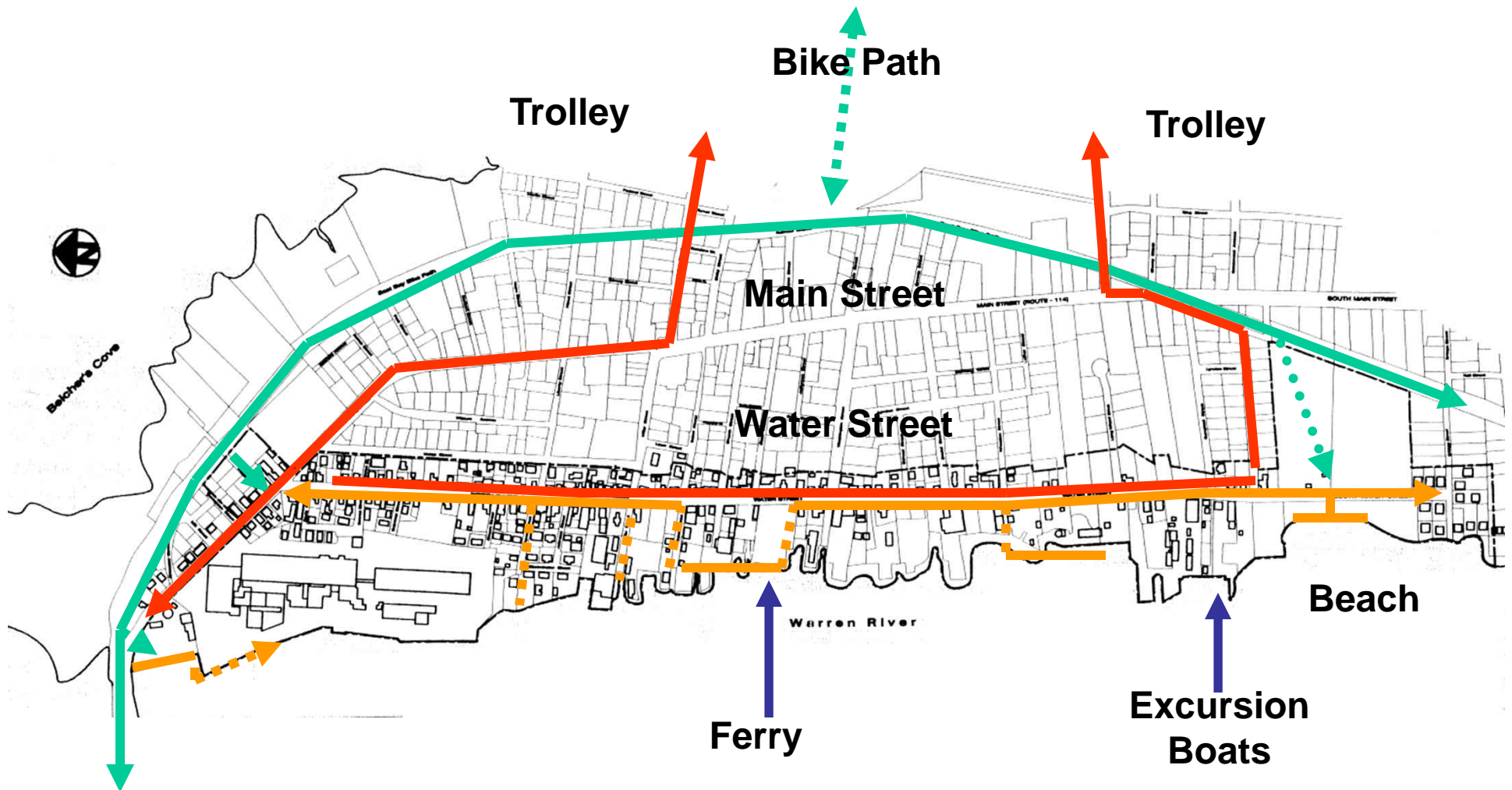


Traffic & Parking



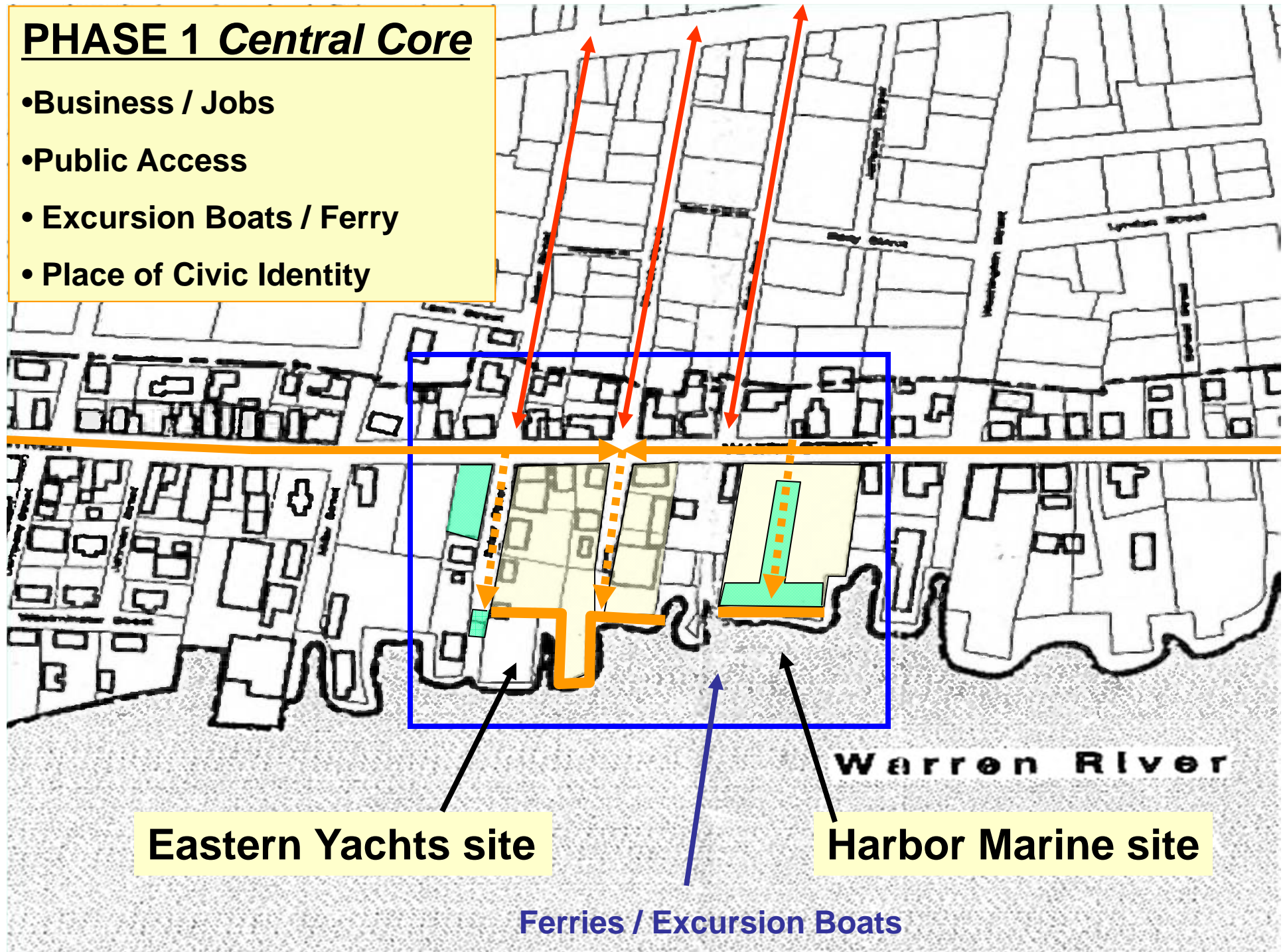
Riverwalk & Intermodal Transit

Encourage Pedestrians not Cars



PHASE 1 Central Core

- Business / Jobs
- Public Access
- Excursion Boats / Ferry
- Place of Civic Identity



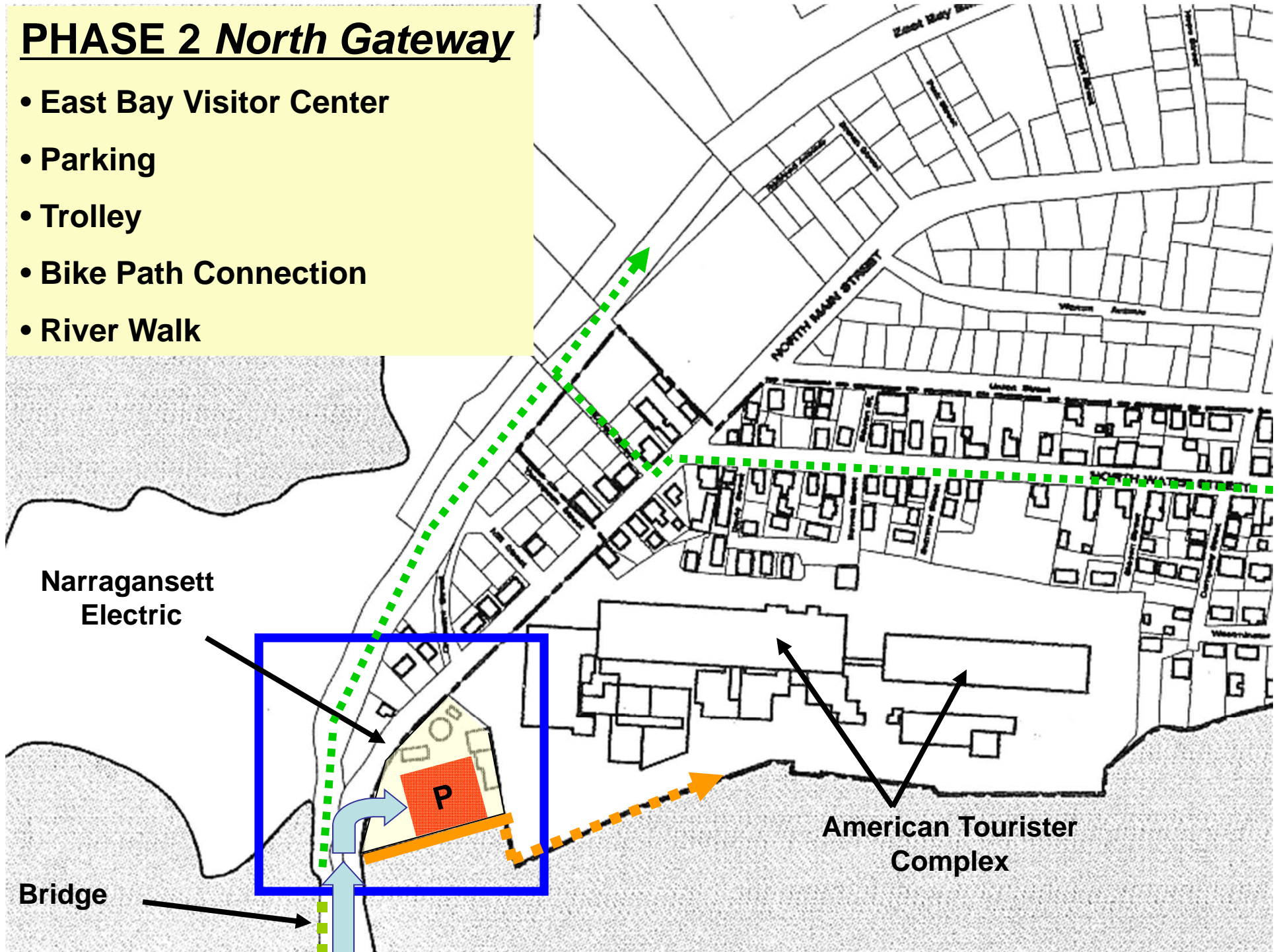
Eastern Yachts site

Harbor Marine site

Ferries / Excursion Boats

PHASE 2 North Gateway

- East Bay Visitor Center
- Parking
- Trolley
- Bike Path Connection
- River Walk



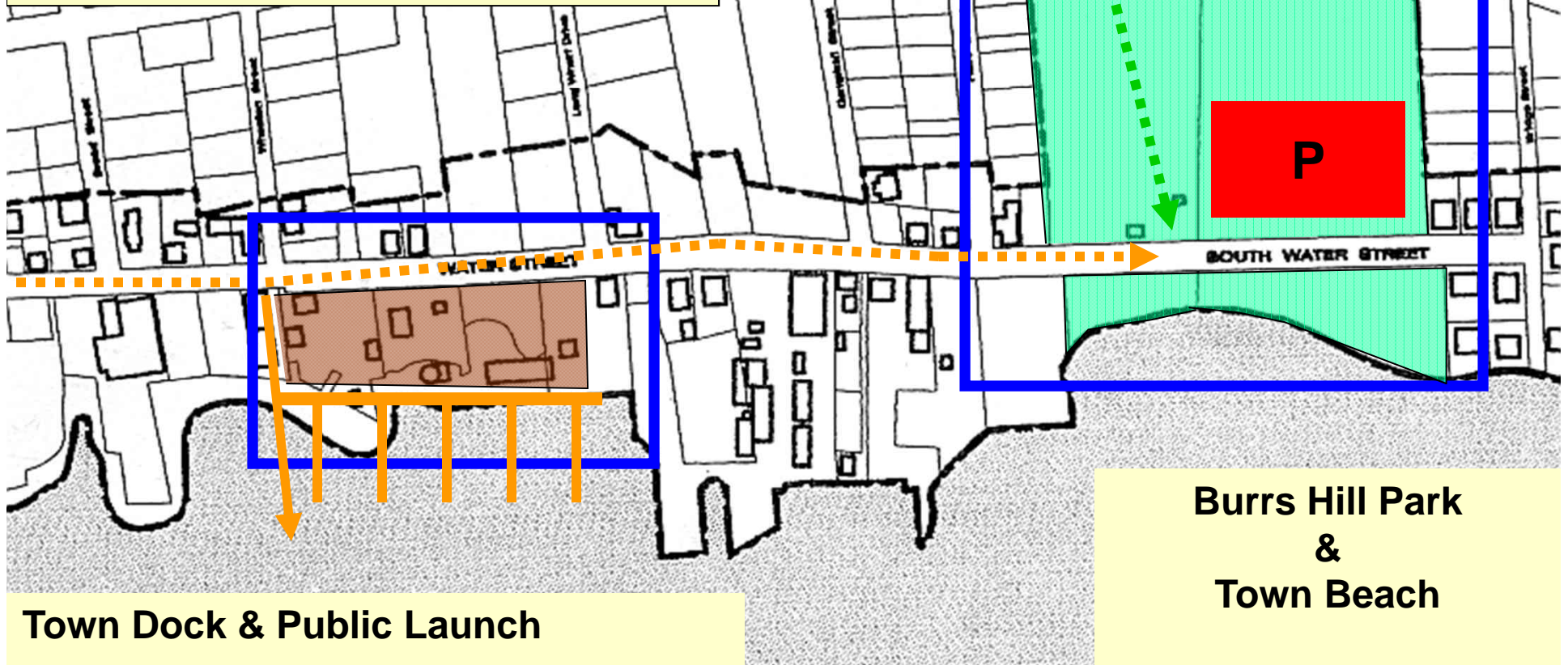
PHASE 3 South Gateway

Town Dock

- Additional Commercial Fishing Slips
- Improved Public Launch / Facilities

Burrs Hill Park / Town Beach

- Bike Path Connection
- Native American National Memorial





This Plan

- ✓ **Community Based.**
- ✓ **Strategic Business Plan.**
- ✓ **Follows Successful Models.**
- ✓ **Grows Steadily in Phases.**



This Plan

- ✓ **Generates Tax Revenues.**
- ✓ **Generates Lease Revenues.**
- ✓ **Generates Job Revenues.**
- ✓ **Generates Local Spending.**



This Plan

- ✓ **Conforms to Waterfront Zoning, Waterfront Study, and Comprehensive Plan.**
- ✓ **Prioritizes Water-Dependant and Related Uses.**
- ✓ **Links Alternative Modes of Transportation.**



This Plan

- ✓ **Benefits Entire Downtown Economy.**
- ✓ **Preserves Open Wharves for Access to the Public.**
- ✓ **Preserves and Restores Historic Buildings.**
- ✓ **Compatible With Existing Neighborhood.**

Phase I

*Core of the
Waterfront*

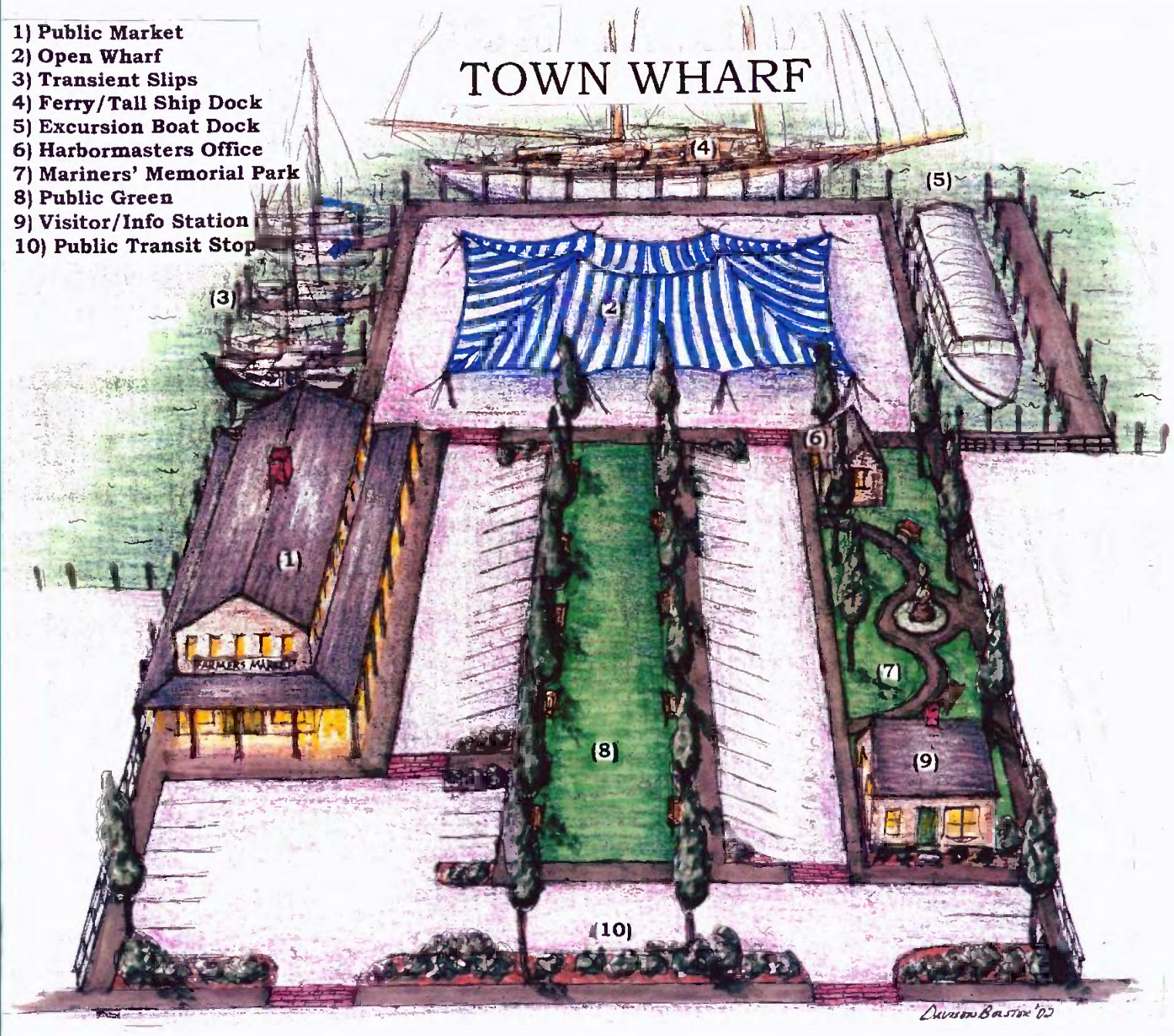
WARREN MARITIME CENTER

- (1) Small Boat Shop
- (2) Slip Rentals/Boat Ramp
- (3) Open Wharf/River Walk
- (4) Sailing Program/Rowing Club
- (5) Small Boat Shop/Shipyard Area
- (6) Wampanoag Living Village
- (7) Massasoit's Spring*
- (8) Private Residence
- (9) Maxwell House Museum*
- (10) Maritime Museum/Café & Store
- (11) Ships Store/Boat Building School
- * Owned by Massasoit Historical Assoc.



- 1) Public Market
- 2) Open Wharf
- 3) Transient Slips
- 4) Ferry/Tall Ship Dock
- 5) Excursion Boat Dock
- 6) Harbormasters Office
- 7) Mariners' Memorial Park
- 8) Public Green
- 9) Visitor/Info Station
- 10) Public Transit Stop

TOWN WHARF



Town Wharf Ownership

- **A. Town of Warren**
- ***B. Waterfront Authority***
- **C. Public/Private Partnership**

Cost to the Town

0

Funds Pending

- **\$2,000,000- U.S. Economic Dev.**
- **\$1,000,000- Luther Blount**
- **\$ 500,000- R.I. Dept. of Trans.**
- **\$ 500,000- U.S. Dept. of Trans.**
- ***\$4,000,000 TOTAL***

Projected Annual Revenues for the Town

➤ Net Taxes & Leases

~

- Year 2- \$100,000 (250% Increase)
- Year 5- \$200,000 (500% Increase)

The background of the slide is a photograph of a harbor. Several boats are docked at a pier with wooden masts. The water is calm, and the sky is overcast. The overall tone is somewhat muted and historical.

Status of Project

- ✓ **Plan**
- ✓ **Money**
- ✓ **Property**
- ✓ **Businesses**

In Summary

- ✓ **No Cost to the Town.**
- ✓ **Plan Ready to Go.**
- ✓ **Protects Town's Interests.**
- ✓ **Feasible Project.**
- ✓ **Elevates Pride in Warren.**
- ✓ **Keeps Waterfront Working.**

Comprehensive Effort

✓ This plan was developed with the guidance of numerous state officials, state agencies, individuals, neighbors, local businesses, and the Town of Warren. Thanks to all those who helped.

Action Plan

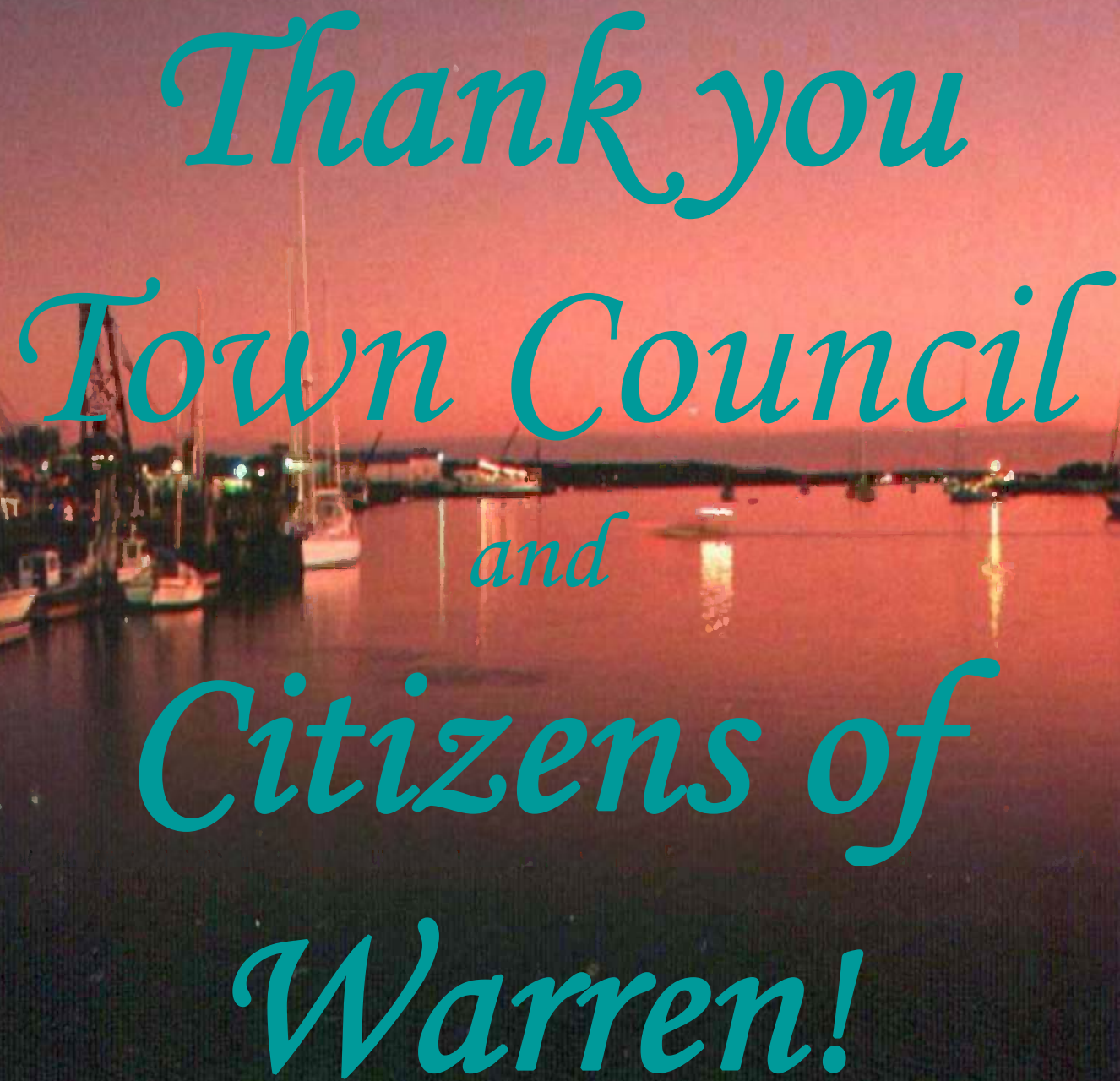
- ✓ Secure buyers and tenants for acquired parcels.
- ✓ Establish Authority and Design Review.
- ✓ Continue to apply for more grants.
- ✓ Develop plans for Northern and Southern ends of waterfront district.

Our Recommendations for Town Council Endorsement

- **The Waterfront Study, with zoning recommendations.**
- **The Waterfront Committee's Plan.**
- **Find appropriate buyers.**

LET'S DO IT!





*Thank you
Town Council
and
Citizens of
Warren!*

Harbor Marine - " Warren's Town Warf "

Revenue Projections:

	Current	Projected	
		YR. 1	YR. 5
	(rounded to thousands)		
Tax Revenues	15,000	-	-
Lease Buildings	-	36,000	90,000
Excursion Boat	-	-	15,000
Slip Rental	-	58,000	79,000
Gross Revenues	15,000	94,000	184,000
Mgt. Co. Fees	-	8,000	15,000
Other Operating Expenses	-	7,000	16,000
Total Operating Expenses	-	15,000	31,000
Net Revenue	15,000	79,000	153,000

Harbor Marine - " Warren's Town Warf "

Job Creation:

Estimates for employment for this property, including multiplier adjustments for job creation and wages are:

Total Jobs:	47	Total Wages:	\$645,000
Adj. Jobs:	70	Adj. Wages	\$1,065,000
		Adj. Wages/Adj. Jobs	\$15,000

This adjusted average wage compares favorably with the current per capita income for this area which is:

\$11,000

Eastern Yachts - "Warren's Working Waterfront"

If these 6 parcels remain in the private sector with occupancy/use largely tied to the waterfront.

Property Taxes

Currently:

Valuation	\$1,043,000
Tax Rate	\$24.91
Taxe Revenues	\$25,981

Including Anticipated Improvements:

Valuation	\$1,827,000
Tax Rate	\$24.91
Tax Revenues	\$45,511

% Increase: 75.2%

Eastern Yachts - "Warren's Working Waterfront"

Job Creation:

Estimates for employment for these properties, including multiplier adjustments for job creation and wages are:

Total Jobs:	22	Total Wages:	\$397,500
Adj. Jobs:	34	Adj. Wages	\$665,056
		Adj. Wages/Adj. Jobs	\$19,614

This adjusted average wage compares favorably with the current per capita income for this area which is:

\$11,000